

# **ZONING BOARD DOCKET**

**March 8, 2006**

**1.**

**The following applications will be heard in the City Hall Council Chamber on Wednesday March 8, 2006 at 6:30 p.m.**

## **WARD 1**

**GARY LEVEILLEE 38 SEFTON DRIVE CRANSTON RI 02905 (OWN/APP) has filed an application for permission to build a 12'X 34' two-story addition and a 12' X 34' deck to an existing legal non-conforming single family dwelling with restricted front and corner side- yard set back on 38 Sefton Drive. AP 2/2, lot 2227, area 9387+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

## **WARD 2**

**CHARLES AND JOANN JOHNSON 306 SCITUATE AVENUE CRANSTON RI 02921 (OWN/APP) has filed an application for permission to convert the attic area of an existing two-family dwelling into an additional dwelling unit with restricted frontage and front yard set back on an undersized lot at 71-73 Garden Street. AP 6/1, lot 181, area 5825+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.**

**No attorney.**

**JIRA REALTY INC 71 WOODLAND DRIVE SOUTH, SOUTH KINGSTOWN RI 02879 (OWN/APP) has filed an application for permission to reconstruct two pre-existing roof top billboards destroyed by weather at 530 Wellington Avenue. AP 3, lot 107, area 5.44+/- acres, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.72.010 Signs (K) Billboards. Attorney John DiBona.**

### **WARD 3**

**GLORIA J COHEN 66 CALAMAN ROAD CRANSTON RI 02910 (OWN/APP) has filed an application for permission to build a 24' x 30' two story addition to an existing legal non-conforming single family dwelling with restricted front and rear and side yard setback at 66 Calaman Road. AP 9/5, lot 2136, area 5866+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.**

### **WARD 5**

**CARMINE AND FILOMENA ALBANESE 12 FORTINI STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission to leave an existing four unit dwelling with restricted front and side yard setback on a proposed 6400+/- SF undersized lot [parcel A] and build a new single family dwelling on the proposed remaining 6400+/- SF lot [parcel B] at 12 Fortini Street. AP 12/2, lots 652, 653, 654, 655, area 12,800+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.**

**Attorney John Mancini.**

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**WARD 6**

**WOODHAVEN CONDO ASSOCIATION 501 WOODHAVEN COURT CRANSTON RI 02920 (OWN) AND DAVID CLOXTON 110 LAKEVIEW ROAD CRANSTON RI 02920 (APP) have filed an application pending minor subdivision, for permission to leave an existing residential condominium complex on a proposed 5.72+/- acres and combine lot 900 [4517+/- SF] with the proposed remaining 22,138+/- SF and build two new single family dwellings on proposed lot 1 [13236+/- SF] and proposed lot 2 [13419+/- SF] at 501 Woodhaven Court and Chase Avenue. AP 15/1, Lots 668 and 900, area 5.84+/- acres, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Attorney John DiBona.**

**OLD BUSINESS**

**WARD 1**

**RICHARD WHITTEN AND LINDA NATALE 87 ARNOLD AVENUE CRANSTON RI 02905 (OWN/APP) have filed an application for permission to remove an existing 25' X 25' two car garage and build a new 23' X 57' two story structure with a two car garage and artist studio with restricted side and rear yard set back at 87 Arnold Avenue. AP 2, lot 1741, area 9760+/- SF, zoned B-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney. CONTINUED to March 8, 2006.**

#### **WARD 4**

**SOLID ROCK CHURCH 42 WEST STREET WEST WARWICK RI 02886 (OWN) AND OMNIPOINT HOLDINGS INC A WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA INC 50 VISION BOULEVARD E PROVIDENCE RI 02914 (APP) have filed an application for special permit to build a 90'+/- flagpole style wireless communications tower with related facilities at 1753 Phenix Avenue. AP 24, lot 4, area 4.07 acres, zoned A-80. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.76.010 Telecommunications Facilities, 17.20.030 Schedule of Uses. Attorney Ricardo M. Sousa. .**

**CONTINUED to March 8, 2006.**

**RICHARD J & HELGA M MATZKO 595 NATICK AVENUE CRANSTON RI 02920 (OWN) AND EASTERN PROPERTIES INC 23 BETTY POND ROAD SCITUATE RI 02831 (APP) have filed an application, pending minor administrative subdivision, for permission to leave an existing single family dwelling on a proposed 218,116+/- SF lot with restricted**

**frontage [parcel B] and build two new single family dwellings, with access from Briar Hill Drive, on remaining proposed parcels A and C at 595 Natick Avenue. AP 22/4, lot 121, area 440.471+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. CONTINUED to March 8, 2006. Attorney John DiBona.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**